

Attention Legislators,

**I am opposed to HB 2372**

**To eliminate no cause notices will be a huge injustice to all tenants.**

My name is **Kathleen Ashley**. I am a housing provider and licensed property manager, currently managing 74 doors.

I served on the **Marion and Polk County Homeless Task Force** from February 2016 to February 2017. I have work with **Salem Housing Authority HRAP Program** to house the 100 hardest to house.

I have housed ten homeless individuals since then, and I have experience working with mentally ill individuals. These individuals have proven to be difficult to keep housed. The challenges these individuals often create always impact other tenants.

If landlords are forced to use a for cause notices, those difficult tenants become even harder to house. No one would be willing to take chances for high-risk individuals. Future applicants with risky behavior in the past will struggle in the rental market and you would make it harder for them to succeed. You are trying to eliminate the one resource housing providers have enabling them to work with at-risk individuals. Housing providers lose good tenants when bad tenants create issues. Good tenants fear retaliation, often leading to the bad behavior lasting extended periods of time. **The simplicity of a no-cause notice eliminates long term hardship that a for cause notice creates.**

Housing providers are not in business to have vacancies. This costs us money. We are not in business to babysit people; we take care of housing. We have mortgages to pay and expenses involved in this business. Some owners rely on the income as their retirement.

Homelessness is a bigger issue than just housing; it is also behavioral and that affects us all. Housing providers did not create homelessness. We lack the resources of transitional housing to support these individuals. **Eliminating a no cause notice will exasperate the homeless situation and leave more people at risk.**

The law changes, that are currently taking place, have owners now selling their single-family rental properties. These rental units are slowly becoming owner-occupied single-family homes and decreasing the rentals on the market creating a bigger housing shortage.

If you want more rental units available, you need to start helping the housing providers that are willing to step forward and put a large asset in the hands of another individual.

**I oppose HB 2372 as it will do more damage than good to the rental issues we are currently facing.**

Thank you for your time,

**Kathleen Ashley**

Housing Provider, and Property Manager